THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054212** BILL GARRETT, Davidson County Trans:T20150060051 DEEDWARR Recvd: 07/23/15 09:03 2 pgs Fees:13.00 Taxes:2031.30 20150723-0072135	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $549,000.00. Affiant Subscribed and sworn to before me, this 22nd day of July, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Walter H. Crouch and Ruth R. Crouch 2411 CRESTMOOR RD #104 Nashville TN 37215-2035	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117100B00700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Stengel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter H. Crouch and Ruth R. Crouch, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit #104 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument #20060921-00117371, Register's Office, Davidson County, Tennessee; amended by First Amendment to Master Deed of record in Instrument No. 20061009-0125107, said Register's Office; amended by Second Amendment to Master Deed of record in Instrument No. 20070601-0065028; amended by Third Amendment to Master Deed of record in Instrument No. 20120702-0058112, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot #1 on the plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office, Davidson County, Tennessee.

Pursuant to the terms of Paragraph 8 of the Master Deed of record in Instrument #20060921-00117371, Register's Office, Davidson County, Tennessee, Grantor hereby allocates to Grantees, parking spaces designated on the parking garage pavement as #4 and #5 for Unit 104.

Being the same property conveyed to Patricia Stengel by Warranty Deed from Edward W. Karrels, a married man, recorded on the 3rd day of January, 2013 in Instrument No. 20130103-0000844 and as corrected at Instrument No. 20130207-0012880, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF HILLSBORO VIEW, as recorded in Instrument No. 20061212-0153243.

Charter of Homeowners Association recorded at Instrument No. 20080724-0076076.

Stormwater Quality Agreement recorded at Instrument No. 20061115-0141827.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE WHITNEY Condominium of record in Instrument No. 20060921-0117371 , as amended by instrument(s) of record in Instrument Nos. 20061009-0125107, 20070601-0065028 and 20120702-0058112; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2411 CRESTMOOR RD #104 Nashville TN 37215-2035

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2015.

Patricia L. Stengel
Patricia Stengel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Stengel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018